

**MINUTES OF A REGULAR MEETING
OF THE EPHRAIM CITY PLANNING COMMISSION
EPHRAIM CITY BUILDING, 5 SOUTH MAIN, EPHRAIM, UTAH
WEDNESDAY SEPTEMBER 22, 2021
6:00 PM**

Commission Members Present: Planning Commission Chair Lisa Murray, Stephen Cornelsen, Craig Rasmussen, Dennis Nordfelt

Commission Members Present via Zoom: Jane Mathisen

Commission Members Absent: Jan Jonson, Darren Glather

Staff Members Present: City Planner Devan Fowles, Community Development Director Bryan Kimball, Community Development Clerk Megan Spurling

Others Present: Jeremiah Blain, Olivia Maxwell, Ryan Reece

Planning Commission Chair Lisa Murray called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the September 8, 2021 Planning Commission meeting.

Planning Commission Member Craig Rasmussen moved to approve the September 8, 2021 meeting minutes as presented. The motion was seconded by Planning Commission Member Stephen Cornelsen. All were in favor. The motion carried.

PUBLIC HEARING

Land Use Ordinance Amendment – Jeremiah Blain: Proposed amendment to allow storage units in multifamily residential zones by Conditional Use Permit.

City Planner Devan Fowles explained this application is a legislative decision. This is where we will tailor and modify this proposal if desired and then send the recommendation on to city council. This application would potentially affect the R2, R3 and R4 zones.

Jeremiah Blain referred to the map provided and explained his intentions. The applicant wants to do a 4-lot subdivision. There will be two lots for duplexes and then the big lot in the back is where Jeremiah would like to put storage units. Currently storage units are allowed in commercial and industrial zones. This is a decision for the city, not just the property. It is the discretion of the commission and council to approve or deny based on the direction the city is going in. The reasoning behind the application is that there has been a lot of talk of development in that area. With high and medium density there is less space to store stuff. A storage unit next to the development would make sense, but make sure it is best for the city. Staff recommends

discussing some of the conditions that should or could be implemented in to the ordinance change.

Ben Gordon owns the property to the south. Ben asked that at minimum he would like to see a fence around the storage units. The proposal is to allow storage units in other zones besides commercial and industrial. There have been other applications that sought to change the zone, but residents did not like the idea of living next to commercial zones. The hope would be that there is language to mitigate the cons and allow the pros to go forward.

Commissioner Dennis Nordfelt suggested also adding the RA zone to the application so it benefits that zone as well. Brian explained that RA and R1 are low density zones and there are low impacts uses already allowed in those zones. Planning Commission Chair Lisa Murray asked about limiting the size and unit numbers based on the amount of land available. Community Development Director Bryan Kimball explained this would be an ordinance change so the commission could write what would benefit the city in to the ordinance. The commission would like some time to think about the impact and come up with the right language for the ordinance.

Commissioner Stephen Cornelsen asked the minimum number of units that would make this proposal feasible. Jeremiah is not sure of the minimum number, but his plan is to do 10x10 and 10x20 units. These would be for residential use and not commercial. The commission discussed the surrounding zones.

Jeremiah is planning a 6-foot fence around the units. Bryan explained the stipulations for fences and setbacks.

Olivia Maxwell would like the growth of the city to be considered and how that affects the look of the city. As a resident she moved here for the reason of the smaller town feel.

Planning Commission Member Craig Rasmussen moved to close the Public Hearing portion of the meeting. Planning Commission Member Dennis Nordfelt seconded the motion. All were in favor. The motion carried.

PUBLIC MEETING

Land Use Ordinance Amendment – Jeremiah Blain: Proposed amendment to allow storage units in multifamily residential zones by Conditional Use Permit.

The Commission will take time to discuss this application. They will take the time to discuss the appropriate language if the ordinance is to be changed. The commission is considering the look and appeal of the surrounding neighborhood. Staff will work on answering the questions the Planning Commission proposed and bring something to the next meeting to be discussed.

Planning Commission Member Stephen Cornelsen moved to table this item until further information is received. Planning Commission Member Craig Rasmussen seconded the motion. All were in favor. The motion carried.

Subdivision – Jeremiah Blain: Preliminary review/approval for proposed 4-lot subdivision on property located at 193 W 300 S in the R2 Zone.

The subdivision is currently one parcel. Jeremiah would like to divide it into 4 lots. One of the lots would be for the storage units and the other lots would have duplexes. Commissioner Craig Rasmussen asked if the plans would remain the same if the storage units are not approved. Jeremiah explained he would do ¼ acre lots and build duplexes on the whole property.

Bryan explained the property is currently zoned as R2. The house on the property would remain as is. 10,000 square feet is the minimum for a duplex. As it is proposed the applicant has a ¼ acre on each lot. On a subdivision the requirement is to improve the frontage, the wording in the code is to do the parent lot and the child lot, unless it qualifies as a large lot subdivision. There is curb and gutter along the north side of the property, 300 south. The road would need to be widened out along 200 west. The minimum lot size would still be met if those improvements were made.

The applicant meets the frontage requirements and is in the right zone. As long as the boxes are checked staff is good with this. All the utilities are in on 200 west and 300 south. Bryan explained the right of way requirements. Bryan would like to verify the final alignment and verify the right of way width. Bryan gave some other options if the requirements could not be met. The applicant prefers to come back and when decisions have been made about the storage units, so it can all be done under one application.

Planning Commission Member Stephen Cornelsen moved to table this discussion to a further date, once decisions about the potential storage units have been made. Planning Commissioner Jane Mathisen seconded the motion. All were in favor. The motion carried.

V-Dot Meats: Discussion of a proposed project for a beef processing plant on property located at 567 W 100 N in the Industrial Zone.

This is below Craig Oberg's property and next to the Sperry plant. Ryan Reece owns V-Dot Meats here in town. It is a similar application to what has been seen previously but on a smaller scale.

Ryan explained wants to vastly upgrade their process. The hope is to handle 50 head a day instead of 12 animals a week. The applicant wants to provide a local source for the surrounding businesses. If approved, this would potentially open up 28 jobs.

Lisa asked how the applicant plans on dealing with the smell and waste. The applicant is in process currently of working on a quicker pick up and having something that is more contained inside than the current facility. It would make it a lot easier to maintain cleanliness. Currently the blood goes away with the renderings The blood is collected so that it does not go in to the sewer pond and the hope is to actually make it into a sellable product.

The Planning Commission referred to the packet provided. It addressed multiple concerns and how V-Dot Meats plans to address them. A couple trucks a day would deliver the animals. Bryan explained that water and sewer should not be an issue and it should be very manageable for the city. Staff is comfortable with the utilities on this project. Odor will be contained in an on-site facility and removed daily. The livestock building will also be contained. USDA has their requirements and this facility will be USDA regulated.

Bryan and Devan spoke with someone from the state that gave is input on this application. Bryan explained the concerns, requirements and recommendations the state had. Ryan explained how they will not be contaminating the sewer and also provide nutrient rich water for some of the farmers in the area. There is the availability to use a lot of the water in the summertime as a secondary use instead of putting it into lagoons. In the winter it will have to go to the lagoon, the water is not able to be stored.

The applicant is in negotiation with Snow College to purchase the land. Potentially using this facility for accredited class with the college. It was suggested by the state, as a condition of approval, that a letter of compliance or exemption from the USDA be given to the applicant to provide the city, so the city knows they are in compliance. The applicant was given contact information for the state to get requirements. Bryan explained the city is under requirements as far as what can be discharged in to the surrounding bodies of water, so he needs to make sure there is compliance there.

Sherwood Pet Health COO, Olivia Maxwell explained they lease office space in the front portion of their building. They are concerned about the odors and the logistics of leasing space next to a processing plant. Concerns about water usage were also expressed, but Bryan and Stephen were able to put that concern at ease. Olivia would like an alternative area to be considered. Lisa explained the industrial area is zoned specifically for this.

The Planning Commission is for this if smells can be contained, landscaping requirements met, including a fence and waste is being properly disposed of. Ryan explained it would be a steel building. He also explained that rodents are a concern when you incorporate landscaping, so that would be kept at a minimum. These things will be addressed in the next meeting on October 13th.

No motion was made as this was just a discussion item.

PLANNER'S REPORT

Devan attended a conference where he learned some things and will be implementing them, including trying to get packets out sooner. Bryan explained that they became aware of some covid money that was available from the state and that it could be used for water. Bryan did get an application turned in to try and use it for a match for the water grant that was already awarded. Bryan explained the grant he applied for and what they will do with the funds.

ADJOURNMENT

Planning Commission Member Stephen Cornelsen moved to adjourn the meeting at 7:34 pm. Planning Commission Member Dennis Nordfelt seconded the motion. All were in favor. The motion carried.

Minutes approved on: 10/13/21



Lisa Murray, Chair

Attest:



Megan Spurling, Community Development Clerk